

**MINUTES OF A PUBLIC HEARING CONDUCTED BY THE ST. LOUIS COUNTY  
PLANNING COMMISSION THURSDAY, NOVEMBER 10, 2011, NORTHLAND OFFICE  
BUILDING, THIRD FLOOR CONFERENCE ROOM**

9:30 A.M. – 11:05 A.M.

Planning Commission members in attendance:

Tom Coombe  
Darlene Saumer  
Roger Skraba  
Jack Huhta  
Sonya Pineo  
John Lukan  
Ray Svatos

Planning Commission members absent:

Don Nienas  
Christopher Dahlberg

**Decision/Minutes for the following public hearing matters are attached:**

**NEW BUSINESS:**

Drew Johnson, developer, a preliminary subdivision plat consisting of three riparian lots. The proposed name of the plat is Rupert Shores on Lake Vermilion. Part of Government Lot Four, S9, T63N, R18W (Beatty Township).

**OTHER BUSINESS:**

**Motion by Pineo/Svatos** to approve minutes from Planning Commission hearing held October 13, 2011.

**In Favor:** Coombe, Saumer, Pineo, Svatos, Lukan – 5

**Opposed:** None – 0

**Abstained:** Huhta, Skraba – 2

**Motion carries 5-0-2**

**Reports of committees:**

Coombe reported five variances were approved and one denied at the Board of Adjustment hearing held September 13, 2011.

**Meeting adjourned at 11:05 a.m.**

The first hearing item was Drew Johnson, developer, a preliminary subdivision plat consisting of three riparian lots. The proposed name of the plat is Rupert Shores on Lake Vermilion. Part of Government Lot Four, S9, T63N, R18W (Beatty Township).

*Jack Huhta, Chair*, called the hearing to order.

*Tyler Lampella*, St. Louis County Planner, reviewed the staff report for Drew Johnson, as follows:

**DESCRIPTION OF REQUEST:** The applicant is requesting to create three riparian lots. Lot One is 2.3 acres, plus or minus, Lot Two is 2.4 acres, plus or minus, and Lot Three is 2.4 acres, plus or minus, according to the preliminary survey plat of ARRO of the North, LLC dated September 26, 2011.

**ZONING AND LAND USE:** The project area is zoned Residential (RES)-8 which requires one acre/200 feet of width. The project site is in the Lake Vermilion Planning area, and is situated in north central St. Louis County on the western side of Lake Vermilion. The total acreage for the proposed plat map is 7.1 acres, plus or minus, with 732 feet of lake frontage and 690 feet of road frontage with direct access to Raps Road (TWN Rd 4517).

### **CONCLUSIONS:**

The following issues of access to the plat, zoning, wetland delineation, wastewater treatment, and archaeological survey have been addressed:

1. The lots meet minimum zoning requirements for Residential (RES)-8 district.
2. The lots have direct access from Raps Road.
3. Onsite sewage treatment sites have been identified.
4. Wetland delineation has been completed and verified.
5. Phase I Archaeological survey report was completed on April 26, 2010.

*Tyler Lampella* stated two letters of correspondence supporting the proposed project. One letter received was Dale Lundblad, B.I.C. Realty, and the other was Amy Loiselle, Minnesota Department of Natural Resources.

### **RECOMMENDATION from staff:**

Based on the staff report and conclusions, staff recommends that the preliminary plat, Rupert Shores on Lake Vermilion, be approved with the following conditions:

1. Develop the property in accordance with Wetland Conservation Act requirements.
2. Construct the driveway and mitigate any wetland impacts prior to final plat approval.
3. Locate a shared driveway between Lot One and Lot Two within one rod (16.5 feet) of either side of the common lot line between said lots.

### **APPLICANT TESTIMONY:**

*Mr. Drew Johnson, developer, 1107 West 53<sup>rd</sup> Street, Minneapolis, MN 55419*, asked that staff delete the recommendation and condition that requires mitigation before the final plat approval. He stated that a mitigation before the final plat phase would limit a perspective buyer's design plans for improvements. *Mary Anderson*, Planning Commission secretary, stated staff will assist a potential buyer with building design, permits and/or conditional use permits when the lots are sold.

**DECISION:**

**Motion by Coombe/Skraba** to approve the preliminary subdivision plat consisting of three riparian lots known as Rupert Shores on Lake Vermilion, based on staff's conclusions and recommendations, with the following conditions:

1. Develop the property in accordance with Wetland Conservation Act requirements.
2. Mitigate any wetland impacts prior to final plat approval. Mitigation shall be completed by the developer.
3. Allow for present or future driveway access to the lake front for Lot One and Lot Two within one rod of the common boundary line between said lots at a common wetland crossing.

**In Favor:** Coombe, Skraba, Lukan, Saumer, Pineo, Svatos, Huhta - 7

**Opposed:** None – 0

**Motion carries 7 – 0**